

Maintenance Requirements for Residential Rental Properties

In 2008, the Cottonwood City Council adopted a local ordinance regarding basic health and safety requirements for residential rental properties. The Regulations require minimum standards for public health and safety and apply to both interior and exterior conditions of rental properties.

1. At the request of either the landlord or the tenant, authorized City officials may enter upon a rental property to inspect the interior and exterior conditions of the structure.
2. Landlords and property owners will be contacted by the city regarding unsafe and dangerous conditions identified.
3. Regulations are intended to ensure unsafe, unhealthy or dangerous conditions are removed or fixed.
4. Regulation apply to basic structural conditions of the building, as well as electrical, plumbing, mechanical, lighting, ventilation, heating and cooling, sanitation, and fire safety.
5. Regulations do not apply to personal property or personal conditions with the structure.
6. The rental maintenance code applies to exterior conditions of the structure, such as walls, windows and roof. Exteriors conditions of the property, including storage of junk inoperable vehicles or excessive weeds, are also subject to property nuisance codes which have been in effect many years.

See Arizona Revised Statutes, Titles 9 Chapter 12 (ARS 9-1301), Residential rental property inspection programs

City Codes and Ordinances

Information regarding property development regulations can be found in the Cottonwood Municipal Code and Zoning Ordinance.

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Summary of Key Regulations

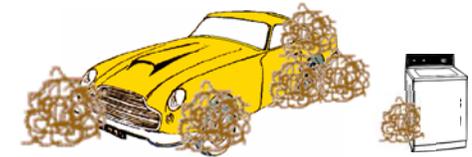
- Outdoor storage must be screened behind an approved six (6) foot fence in the rear portion of lot.
- Remove junk automobiles or inoperable vehicles from front yard or areas of property visible from the street or adjacent properties. No more than two (2) such vehicles may be stored in the rear of yard behind approved fence or screening.
- Maintain landscaping. Remove all dead plants. Cut back all grass and weeds on property to help control fire hazard and unsightly conditions.
- Storage or accumulation of junk, trash, construction debris, discarded appliances, old furniture, household waste, landscape cuttings and similar materials is not permitted and is considered a violation of the “public nuisance” section of the Cottonwood Municipal Code.

City of Cottonwood Community Development

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Outdoor Storage, Weeds, Junk, Inoperable Autos



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Outdoor Storage:

Outdoor storage shall not be allowed in the required front yard with the exception of authorized automobiles, trailers, motorcycles, mobile homes, boats, motor homes. Growing plants, nursery stock, Christmas trees, service stations displaying new automotive and related merchandise and landscaping items. Where allowed outdoor storage shall be screened by a six (6) foot high solid masonry wall or a fence or screening of a height and material as allowed or as required by the Planning and Zoning Commission. Requirements for storage of vehicles, trailers outdoor retail or automobiles are addressed through other regulations. (Zoning Ordinance Section 404.L. Outdoor Storage).

Trash Collection:

Residential properties that are occupied by the owner are required to ensure proper removal of household garbage. The landlord or owner are required to ensure proper removal of household garbage. The landlord or owners of Residential Rental properties are required to provide or cause to provide authorized trash collection for all residential rental units in the City of Cottonwood. Failure of the Landlord to provide, or cause to provide, trash collection for all rental units shall be violation of the Cottonwood Municipal Code Title 8, and shall be subject to enforcement as necessary for compliance.

Weeds and grasses:

All premises shall be maintained so that grasses or weeds do not appear as uncontrolled growth lacking maintenance, or consist primarily of dead or damaged

materials, or be of sufficient height to be deemed a fire hazard. This section shall not pertain to cultivated flowers and gardens.

All premises shall be kept free from dry bushes, trees, tumbleweeds or other vegetation which create a blighted condition, which may harbor insect or rodent infestations, or which is likely to become a fire hazard or result in a condition which may threaten the health, safety or welfare of the occupants or any adjacent property owners.

Junk, Trash, Debris:

A “Public Nuisance” is defined in the Cottonwood municipal Code as the existence of a dilapidated building or an accumulation of junk, trash, debris, rubbish, weeds, or other accumulations of material which constitute a hazard to public health and safety.

It is considered a violation of the Municipal Code when a landlord or tenant shall have created or allows such conditions to remain on their property or adjacent streets, alleys or sidewalks.

All such junk, trash, debris, rubbish, weeds, filth or others accumulations of material that is considered a public nuisance or hazard to public safety must be removed and cleaned up or the owner or tenant may be subject to enforcement actions by the city.

Inoperable Vehicles:

No more than two (2) junk automobiles may be stored between the rear of the main structures and the rear lot line and shall not be visible from any public street. In no case shall junk automobiles be stored on a lot, tract or parcel unless screened from view from any public street. In no case shall junk automobiles be stored on a lot, track or parcel unless screened from view from

any public street by a screened fence in accordance with the screened fence provisions of the zoning code pertaining to height and materials. (Permit required for new fence. Six (6) foot maximum height for rear and side yards in most cases). No more than two (2) junk automobiles shall be stored on any lot, track or parcel unless authorized by conditional use permit granted by the planning and zoning commission. (Zoning Ordinance Section 404.L Junk Automobiles).

Storage and Parking of Mobile Homes and Trailers

Mobile homes, house trailers, commercial trailers, boat trailers, campers or travel trailers, shall not be stored, parked, or located in any zone other than as listed in the zoning regulations or as otherwise provided herein, except that the storage of one (1) boat trailer and not more than one (1) uninhabited camper or uninhabited travel trailer shall be allowed for each residence. Such vehicles may not be located in the front yard of the residences.

Exceptions allowed for construction trailers and security trailers for approved building projects during construction.

Any Questions Please
Contact:

**Cottonwood Community
Development**

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